

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

Monday, February 8, 2016

**Attending:**

Council Member Jim Mickelson  
Council Member Kevin Trevillyan  
City Manager Tom Hadden  
Development Director Lynne Twedt  
City Attorney Richard Scieszinski  
City Engineer Duane Wittstock  
Fire Marshal Mike Whitsell

Principal Engineer Brian Hemesath  
Finance Director Tim Stiles  
Chief Building Official Rod Van Genderen  
Development Coordinator Linda Schemmel  
Planner Brian Portz  
Planner Kara Tragesser  
Communication Specialist Lucinda Stephenson

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

**1. Use of Bollards in Lieu of Curbs at Convenience Stores**

Director Twedt stated that staff recently received submittals from Kum & Go for both the EP True Parkway & 50<sup>th</sup> Street store and the S Prairie View & Mills Civic Parkway store in the Mills Crossing development to install bollards in lieu of the traditional curbing of parking areas along the store front. City code requires continuous curbing in parking areas and associated drives of at least 4' high and 6" wide.

Council Member Mickelson asked if the installation of bollards was for safety reasons. Ms. Twedt stated that she was informed that it was desired so that every parking spot would be accessible.

Director Twedt stated that staff had concerns with an increase in visual clutter, especially if the bollards were repainted using corporate 'red' or other vibrant colors to draw attention to the store, as well as having this concept expanded to other commercial and office uses. It was noted that bollards were previously allowed in error at the Quik Trip store on 22<sup>nd</sup> Street.

Council Member Trevillyan commented that it would be difficult to not allow bollards when an installation had been allowed at another location. Ms. Twedt stated that the City may not want to compound this error and if bollards are becoming a trend, other businesses may want to follow suit.

Fire Marshal Whitsell indicated that he would not be surprised if this was a safety issue as there have been instances involving convenience stores and other establishments of cars driving through the front windows. Development Coordinator Schemmel responded that there are other ways to deal with this situation, i.e., building reinforcement, integration of barriers into planters, etc.

Council Member Trevillyan commented that it could be written into code that the bollard would have to be painted a muted color. It was agreed that this may be hard to enforce and would involve code enforcement.

Council Member Mickelson stated that he agreed that the bollard was visual clutter, but wanted to reserve judgment until he heard the reason for the use.

Chief Building Official Van Genderen commented that having flat surfaces with the elimination of the curb makes it easier for the walking customer.

*Direction: Council members requested additional information and the rationale for the installation of bollards at these locations.*

**2. Allow drive-thru restaurants in Valley Junction Historic Business (VJHB) district**

Director Twedt stated that a pre-application request was received from Abelardo's Restaurant to relocate their restaurant from its current location on Grand Avenue to 542 5<sup>th</sup> Street. They are interested in having a drive-through as 60%-70% of their current business is from drive-through customers. The property on 5<sup>th</sup> Street is zoned Valley Junction Historic Business (VJHB) district which allows restaurants per code, but not with a drive-through. Since the location is in Valley Junction, they would not be subject to parking or building setback standards. A code amendment would be necessary to allow for a drive-through in the VJHB district. Staff has concerns with the site being able to accommodate both customer parking and a drive-through without affecting the public streets or the adjacent alley. Ms. Twedt suggested waiting until the Historic WDM Master Plan study was completed before considering allowing drive-throughs within VJHB.

Council Member Trevillyan expressed that he did not think there was room on the site to have cars form a queue. Given the fact that the location is to the north, south, and east of residential, he did not believe the drive-through would be a good fit for the area, especially with the business being open 24 hours and having cars coming and going at all hours. He also felt that it was not necessary to wait for the WDM Master Plan for Valley Junction to be completed to not allow a drive through.

*Direction: Council Members were not in favor of allowing drive-through restaurants in the VJHB District.*

**3. Community Gardens on Commercial Sites**

At the last Subcommittee meeting, staff indicated that there was an inquiry from HyVee on Jordan Creek Parkway regarding the implementation of "Community Gardens" at their stores, and has since found out it was also being considered for the S 51<sup>st</sup> Street store. The current S 51<sup>st</sup> Street HyVee proposal is for placing wooden grow boxes along the street frontage adjacent to the public sidewalk with HyVee utilizing a portion of the produce for use in their restaurant with the possible intent to donate left-over produce to a local food bank or charity.

Council Member Trevillyan commented that this was not really a community garden. Ms. Twedt agreed that it would not be functioning as a community garden in the sense that people would not be allowed to farm and the produce would be used for the business. While staff is supportive of promoting community gardens and sustainability, standards need to be established to determine what would be allowed in terms of size, location, layout, and maintenance. It was mentioned that Wells Fargo has a community garden that works well as it is located on their main campus, maintained by its employees, and all produce was donated.

Council Member Mickelson stated that this may be more for public relations for HyVee as the garden would be highly visible.

Ms. Twedt felt that this was not a desirable location for the garden, and it should be pushed further back into the site. Staff will work on development standards and with each applicant requesting a garden on a case-by-case basis.

*Direction: Council Members were in agreement that staff could work with the applicant as requests received.*

**4. Upcoming Projects – A map was provided of each project with a brief description of each.**

- a. *Cell Tower* - Construction of a 100' cell tower on park ground (open space) at 4101 EP True Parkway (PC-002968-2016) will be going forward to Board of Adjustment for approval. Concern was expressed that there be an end date established when the tower would be removed, especially if no longer being used. Council Member Mickelson commented that he was not in favor of cell towers and that with technological improvements, cell towers would soon be outdated.
- b. *Kum & Go at Mills Crossing* – Proposed 6,300 sq. ft. convenience store with 6 pumps (12 fueling stations) at the southeast corner of the Mills Crossing development (OSP-002563-2014). Staff is working with the applicant on architecture that would tie in with the rest of the development.
- c. *Lindsey Plat of Survey* – Extra-territorial Review: Create one lot for single-family development (POS-002978-2016) located in Madison County. The original plat created three lots. Waivers of the standard subdivision requirements including the length dead-end lane allowed were approved with that plat. There is no water service in the area for fire protection. City Attorney Scieszinski stated that it was his understanding that subdivision requirements would be imposed with any future subdivision of property, and that the requested waiver of the subdivision requirements would need to be considered by the City Council with this action.
- d. *Delavan Plat 3* – Preliminary Plat to replat two lots and two outlots into two developable lots for multi-family residential and light industrial use (PP-002984-2016).
- e. *Consistency Zoning* west of S 60th Street to S Jordan Creek Parkway, including Pheasant Ridge.

**5. Minor Modifications – None**

**6. Other Matters**

The meeting adjourned at 8:38 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is January 25, 2016.

  
Kimberly Taylor, Recording Secretary

  
Lynne Twedt, Development Services Director